

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

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for July 5, 2006 PLANNING COMMISSION MEETING

**PROJECT #:** Change of Zone #06035

**PROPOSAL:** Change the zoning on a portion of University Place Park from P Public to O-2 Suburban Office to facilitate the location of a community service facility.

**LOCATION:** 51<sup>st</sup> & Garland Streets

**LAND AREA:** 4.96 acres, more or less

**CONCLUSION:** This proposal would allow a community service facility to locate within a public park space, occupying an underutilized portion of the park. Since the city will retain title to and lease the property, uses can be limited to those that are identified in the associated comprehensive plan amendment.

<b><u>RECOMMENDATION:</u></b>	Conditional Approval
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lots 1-5 and 8-12 and the vacated east/west alley adjacent thereto, Block 128, University Place, located in the Southeast 1/4 of Section 17-10-7, Lancaster County, Nebraska.

**EXISTING LAND USE AND ZONING:** University Place Park P Public

### **SURROUNDING LAND USE AND ZONING:**

North:	Single- and multiple-family dwellings	R-2 and R-5 Residential
South:	University Place Park	R-2 Residential and P Public
East:	Single-family dwellings	R-2 Residential
West:	Vacant	B-3 Commercial

**ASSOCIATED APPLICATIONS:** Comprehensive Plan Amendment #06004

### **HISTORY:**

Jun 2004 The North 48<sup>th</sup> Street/University Place Plan was adopted, and has been amended several times to show specific redevelopment plans.

Mar 1979     The 1979 zoning update changed the zoning from A-2 Single Family to P Public.

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Land Use Plan Identifies this property as Public. (F 25)

The **North 48<sup>th</sup> Street/University Place Plan** identifies this area as “Potential Residential Development,” and states the park area should be master-planned as neighborhood open space with increased connectivity to the surrounding area. (pgs. 72-73) The associated application is amending this plan to be consistent with this proposed project.

**TRAFFIC ANALYSIS:** Garland and 51<sup>st</sup> Streets are classified as local streets, both now and in the future. (F 49, 103) Garland Street is paved, while 51<sup>st</sup> Street is unpaved. The proposed site plan shows vehicle access from Garland Street only.

**ALTERNATIVE USES:** This property could be used for expanded park amenities, or for residential use. However, the Parks and Recreation Department does not have plans to improve this corner with park amenities, and many neighbors have expressed their preference for a low-intensity commercial use rather than residential units.

**ANALYSIS:**

1. This is a request to change the zoning on a portion of University Place Park from P to O-2 to facilitate the location of a community service facility and possibly related public agencies.
2. Placing a building at this corner would eliminate the views from neighboring properties across an open field to the park. However, this corner of the park is underutilized, being separated from the remaining area by distance, Dead Man’s Run, and Parks and Recreation Department maintenance facilities. The parking area as shown would be located predominantly interior to the site rather than along a street frontage.
3. An attached schematic master plan for University Place Park shows how the portion of the park along Garland Street west of this development will be improved over time with additional open space and park amenities.
4. A zoning change does not guarantee that a proposed project will be built. Therefore, if the zoning is changed, any used permitted in the O-2 district would be allowed on this property. However, since the city will retain title to the property, its use can be limited within a lease to only those consistent with the Comprehensive Plan and the North 48<sup>th</sup> Street/University Place Plan.

5. Representatives from the City departments involved and the Child Advocacy Center have met with neighborhood residents and kept them informed of progress on this proposal. As a result of recent discussions, the Applicant has reduced the area of their request; the published legal ad described an area larger than that contained in this report. The new boundary was chosen for two reasons; 1) it leaves area intended to remain part of University Place Park zoned P, and 2) through changes to the North 48<sup>th</sup> Street/University Place Plan, it leaves open the potential for the Child Advocacy Center to expand in the future.

**CONDITIONS:**

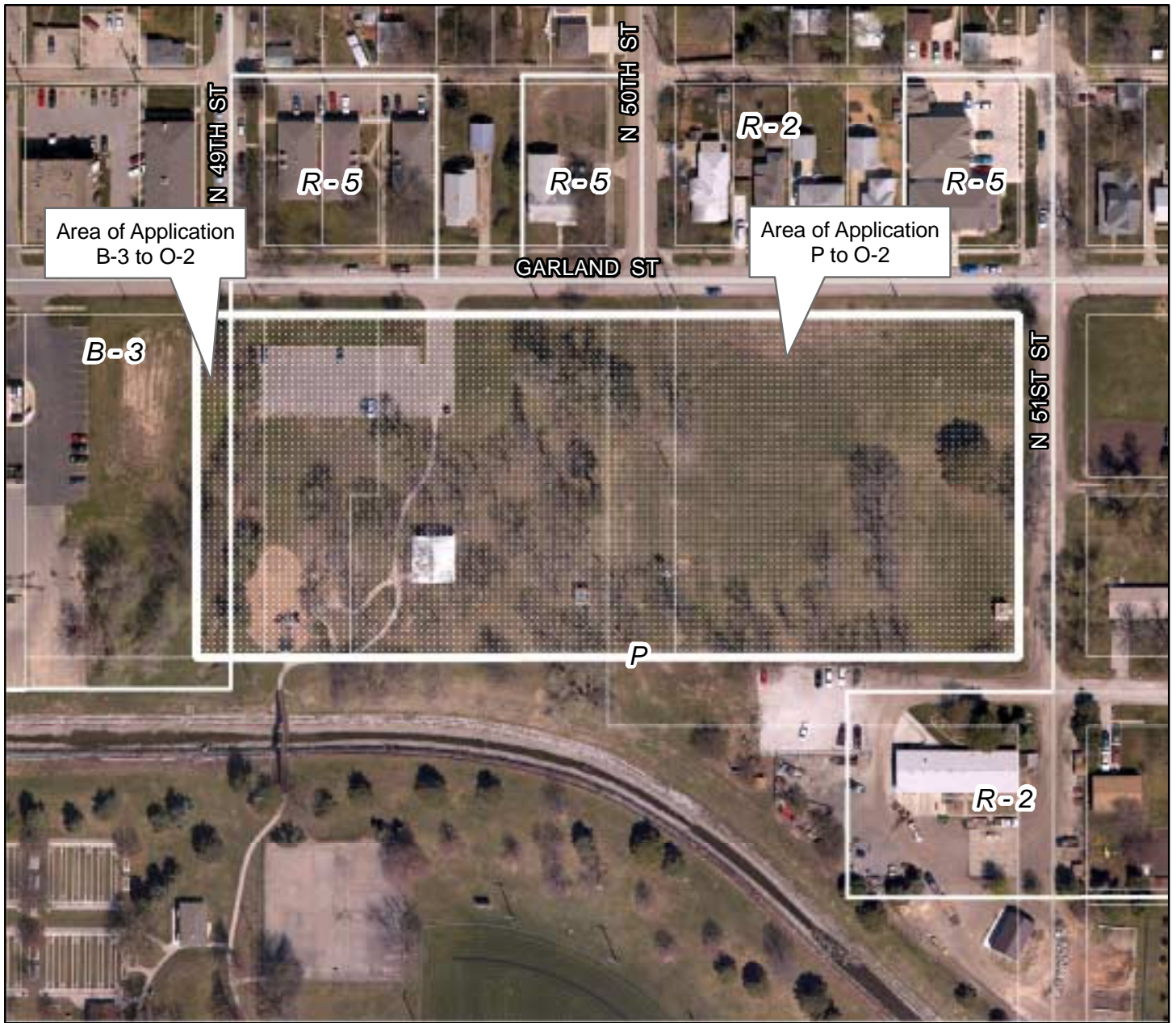
1. Prior to leasing this property for development, the allowable uses of the property shall be limited to those consistent with the Comprehensive Plan and the North 48<sup>th</sup> Street/University Place Plan.

Prepared by:

Greg Czaplewski, 441-7620, [gczaplewski@lincoln.ne.gov](mailto:gczaplewski@lincoln.ne.gov)  
Planner

**Date:** June 22, 2006

**Applicant** Lynn Johnson, Director  
**Owner** Parks and Recreation Department  
**and** 2740 "A" Street  
**Contact:** Lincoln, NE 68502



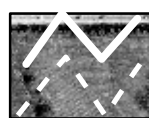
# **Change of Zone #06035** **University Park Place** **49th St. to 51st St.**

2005 aerial

## **Zoning:**

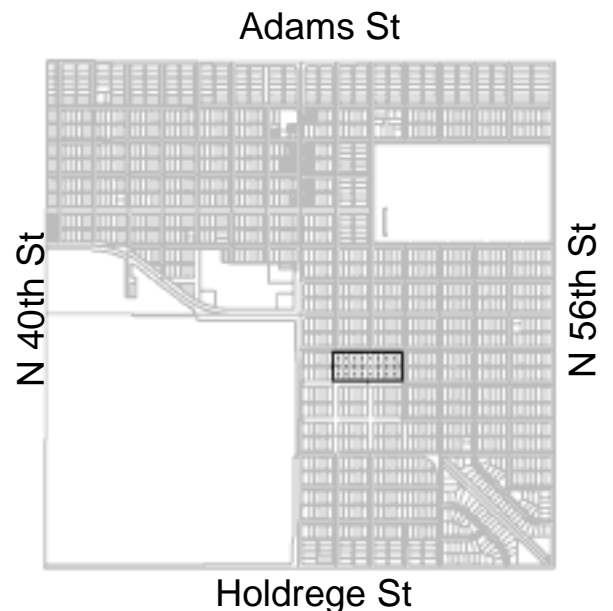
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
 Sec. 17 T10N R7E



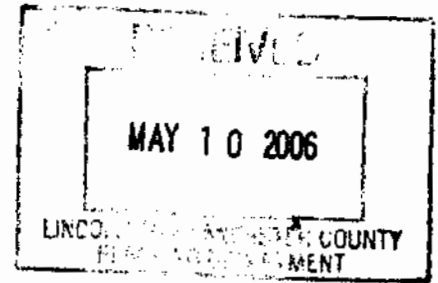
Zoning Jurisdiction Lines

City Limit Jurisdiction



# Memorandum

May 10, 2006



TO: Marvin Krout, Planning

FR: Lynn Johnson, Parks and Recreation

*Lynn Johnson*

RE: Change of Zone for Portion of University Place Park and Adjoining Public Property

Cc: Rick Hoppe, Mayor's Office  
Wynn Hjermstad, Urban Development  
Lynn Ayers, Child Advocacy Center

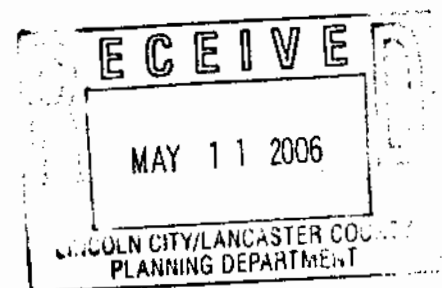
Please find accompanying an application for a change of zone for the northern portion of University Place Park and adjoining public property. The subject area is described as:

Lots 1 through 12 and vacated alley of Block 129 (park), Vacated 49<sup>th</sup> Street between Garland Street and Colby Street (park), and Lots 1 through 12 and vacated alley of Block 128 (publicly owned property) of University Place Addition, in the southeast quarter of Section 17, Township 10, Range 7 East in Lancaster County, Nebraska.

The change of zone request is to revise the zoning for the subject property from P Public Use District to O-2 Suburban Office District. The purpose of the rezone request is to allow construction of an office facility and associated off-street parking for the Child Advocacy Center, and possibly related public agencies in the eastern portion of the subject area. The remaining area will continue to be public parkland. Please see the accompanying schematic site plan depicting the general location of proposed facilities for the Child Advocacy Center and park improvements and amenities. Pursuant to Section 27.26.020 of the Lincoln Municipal Code, office buildings and public parks are permitted uses within the O-2 Suburban Office District.

The proposed development of the Child Advocacy Center facility at the subject site has been reviewed and endorsed by the University Place Community Organization, the North 48<sup>th</sup> Street Business Association, and North 48<sup>th</sup> Street University Place Plan Implementation Team, and the Parks and Recreation Advisory Board.

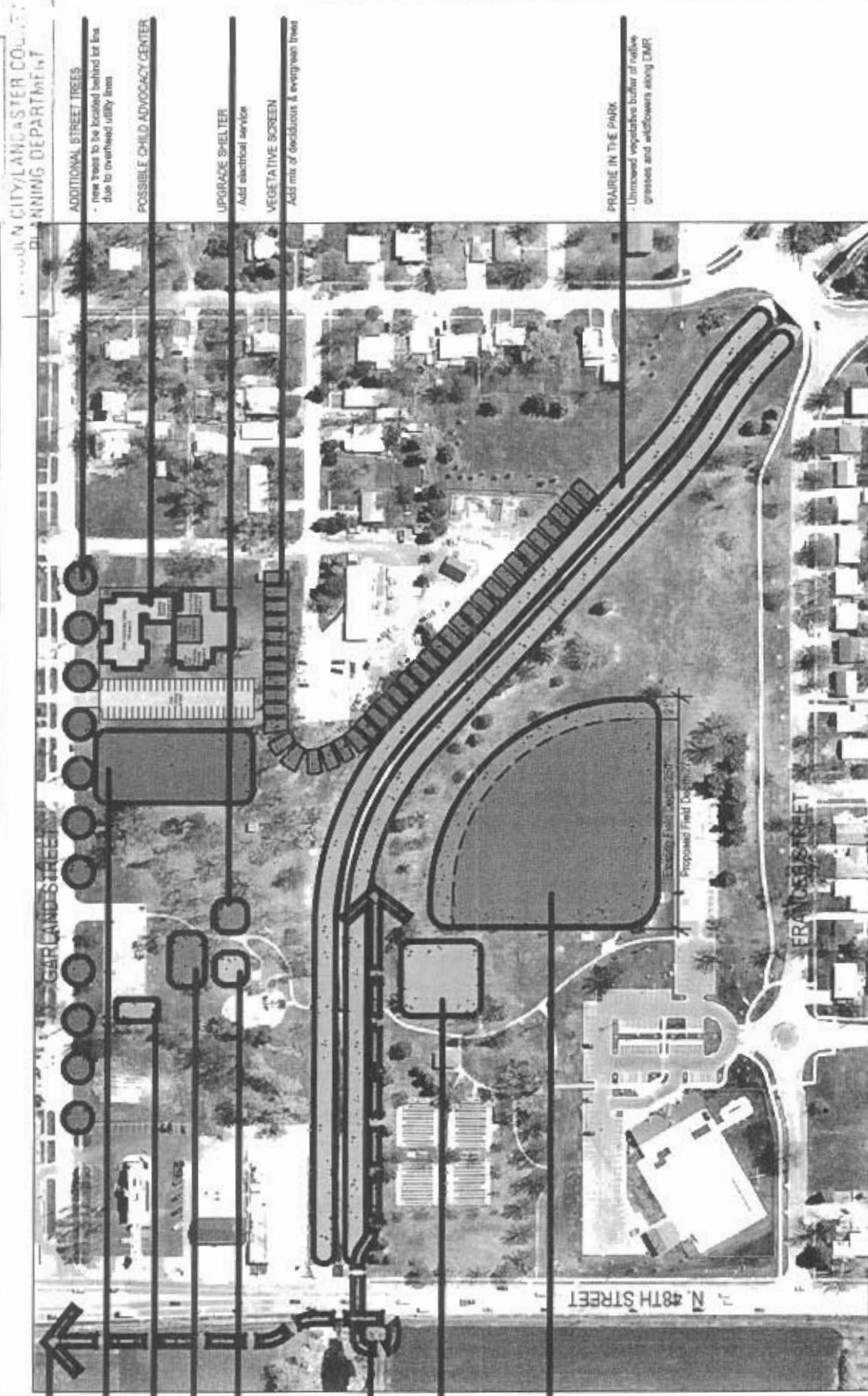
Please phone me at 441-8265 with questions. Thank you for your assistance.



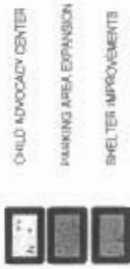


# UNI PLACE PARK schematic master plan

Lincoln MAY 1 | 2006

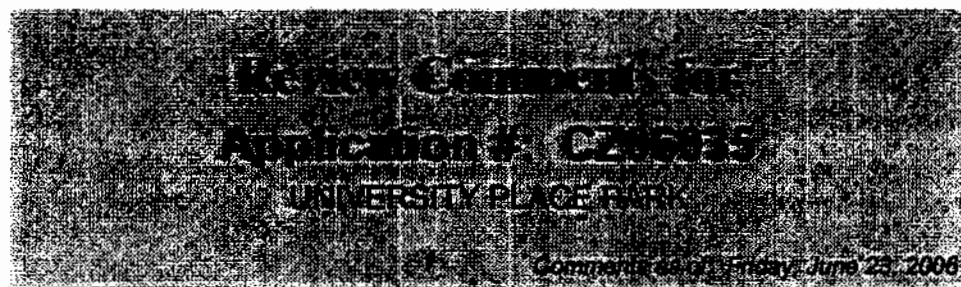


LEGEND



SCALE 1" = 50'

January 2006



Status of Review: Complete

Reviewed By 911

ANY

Comments:

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Status of Review: Complete

Reviewed By Building & Safety

Terry Kathe

Comments:

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Status of Review: Approved

05/23/2006 11:11:16 AM

Reviewed By Health Department

ANY

Comments: LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION

TO: Greg Czaplewski DATE: May 23, 2006

DEPARTMENT: Planning FROM: Chris Schroeder

ATTENTION: DEPARTMENT: Health

CARBONS TO: EH File SUBJECT: University Place Park

EH Administration CZ #06035

The Lincoln-Lancaster County Health Department has reviewed the change of zone application and does not object to the approval of this application.

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Status of Review: Approved

Reviewed By Parks & Recreation

ANY

Comments:

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Status of Review: Routed

Reviewed By Planning Department

COUNTER

Comments:

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Status of Review: **Complete**

Reviewed By **Planning Department**

**RAY HILL**

Comments:

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Status of Review: **Active**

Reviewed By **Planning Department**

**GREG CZAPLEWSKI**

Comments:

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Status of Review: **Complete**

**05/22/2006 8:17:56 AM**

Reviewed By **Public Works - Development Services**

**SIETDQ**

Comments: **Memorandum**

To: ☐ Greg Czaplewski, Planning Department  
From: ☐ Dennis Bartels, Engineering Services  
Subject: ☐ University Place Park for the Child Advocacy Center  
Date: ☐ May 19, 2006  
cc: ☐ Randy Hoskins  
☐

Development Services has reviewed the proposed change of zone from P to O2 for a portion of University Place Park at 50th Street and Garland Street to be used to construct an office for the Child Advocacy Center and has the following comments:

1. ☐ The building design needs to account for existing utilities, especially sewer and water that exist in this vicinity. The buildings must be designed to provide sufficient easement space from the utilities. Some of the water mains in the park may be of a condition due to age that they should not be tapped.

2. ☐ We have no objection to the change of zone.

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Status of Review: **Active**

Reviewed By **Public Works - Watershed Management**

**ANY**

Comments:

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Status of Review: **Active**

Reviewed By **US Post Office**

**ANY**

Comments:

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